





PROPERTY DESCRIPTION

NO ONWARD CHAIN -

An appealing four bedroomed detached house located in a quiet area, close to the centre of Colyford with easy access to the village, amenities, pubs and restaurants. Constructed with part colour washed render and part cast stone elevations, under a tiled roof. The property has the usual attributes of double glazed windows and gas fired central heating, and would benefit from some updating and modernisation.

The spacious and flexible accommodation includes; on the ground floor, entrance hall with WC, good sized sitting room with archway to separate dining room, conservatory, and a fitted kitchen, with the first floor comprising; three good sized double bedrooms, a single bedroom or study and family bathroom. There is an open plan garden at the front with ample onsite parking, a double garage, and an attractive landscaped garden at the rear.

FEATURES

- No Chain
- Detached Home
- Four Bedrooms
- Conservatory
- Separate Dining Area
- In need of Updating and Modernisation
- Double Garage & Ample Onsite Parking
- Beautifully Landscaped Garden
- Ground Floor WC
- EPC Rating C





ROOM DESCRIPTIONS

The Property:

Part obscured glazed front door with full length matching side windows into: -

Entrance Hall

Coved ceiling. Radiator.

Door to cloakroom, with an obscure glazed window to front, fitted with an older style suite, comprising: a low level flush WC, wall mounted wash hand basin with Chrome taps and splashback tiling and a radiator.

Returning to entrance hall. Doors off to: -

Kitchen

Window to front. The kitchen has been principally fitted to two sides with a range of matching wall and base units, with wooden door and drawer fronts with co-ordinating handles. On one side of the kitchen is a run of work surface with inset one and a half bowl stainless steel sink and drainer with Chrome mixer tap, with cupboards beneath, including space and plumbing for dishwasher. Full height unit alongside incorporating built in double oven and grill with further storage above and below. On the other side of the Kitchen is a further long run of work surface with inset five ring gas hob with storage and extraction above and cupboards below, including built in fridge. Part tiling to walls. Vinyl sheet flooring. Internal door to double garage.

Sitting Room

Large picture window to rear overlooking the beautifully landscaped rear garden. Coved ceiling. Feature exposed stonewall. Door to inner hall. Two Radiators.

Square archway through to: -

Dining Room

Coved ceiling. Radiator. Door through to inner hall. Sliding doors to: -

Conservatory

Unique and appealing hexagonal shape, glazed to all sides, giving lovely views of the rear garden, with a pitched roof. Door providing access to the garden.

Returning to sitting room, door to: -

Inner Hall

Radiator. Door to under stairs storage cupboard. Door providing access to the dining room. Exposed feature stonewall. Stairs leading to first floor accommodation

First Floor

Window to side. Door to airing cupboard with a wall mounted Worcester boiler for gas fired central heating and hot water, a slatted shelf and a factory insulated water cylinder. Door to storage cupboard with shelves. Radiator. Doors off too: -

Bedroom One

Window to front providing pleasing views over Haven Cliff and towards Axmouth. Coved ceiling. Radiator. Extensive range of built in wardrobe cupboards and storage.

Bedroom Two

Large picture window to rear providing pleasing views over the garden and the axe valley and hills beyond. Radiator. Coved ceiling. Hatch to roof space, which is insulated and boarded, with a light.

Bedroom Three

Window to side. Radiator.

Bedroom Four / Study

Window to side. Radiator.

Bathroom

Obscure glazed window to side. Older style suite comprising low level flush WC with wooden seat, pedestal wash hand basin with Chrome taps. Panel bath with Chrome tacks and a Triton electric shower over with a bi folding shower screen. Radiator. Part tiling to walls and coved ceiling.



Outside

The property is approached over a tarmac drive, providing access to the double garage and the front lawn.

Double Garage

Electric up and over doors. Window to rear. Internal door through to kitchen. Door to rear providing access to the garden. Light, power and a work bench. Space and plumbing for washing machine.

Rear Garden

The rear garden can be accessed by the conservatory, or the side gate, with areas of patio and lawn, which has been landscaped beautifully and benefits from a feature pond, a green house, and raised vegetable growing areas.

The enclosed rear garden provides a delightful setting for outside entertaining and alfresco dining.

Council Tax

East Devon District Council; Tax Band F - Payable 2023/24: £3,328.11 . per annum.

Colyford

Colyford is a lovely rural village, close to Colyton, and only a short distance from the town of Seaton, which has a beach, many local facilities and shops, and the World Heritage Jurassic Coastline. Locally, there is an excellent shop, Post Office, butcher, church, two pubs, village hall, playground and the well regarded Colyton Grammar School. Colyford is also in an Area of Natural Outstanding Beauty, has the local Nature Reserve, Seaton Wetlands, on the door step, and has two stops on the Seaton Tramway, which runs between Seaton and Colyton. There is also a traffic free walk/cycle route into Seaton through the Nature Reserve. Colyford is well located for the nearby Seaside towns of Lyme Regis and Sidmouth, and has good access to the A303, and the M5. Exeter and its attractions are also within easy reach.

Disclaimer

John Wood & Co acting as 'Agent' for the property of the Vendor, gives notice that the Agent has prepared these details in good faith and should be used for guidance only. They should not be relied upon as a statement or representation of fact. Any statements made within these particulars are made without responsibility on the part of the Agent or the Vendor and they do not constitute any part of an offer or contract. Prospective Purchasers must ensure by inspection or otherwise, that each of the statements in these particulars is correct. Please let the Agent know if there is a specific detail about this property that will influence your decision to purchase or that you would like clarified.

Prospective Purchasers should ask their Solicitor or Legal Advisor to check that all permissions and consents are in place. References to the tenure of a property are based on information supplied by the Vendor. **The Agent has NOT had sight of any title or lease documents, and Prospective Purchasers must obtain verification from their Legal Advisor**

All measurements are approximate and together with floor plans, are not to scale and are for guidance only. None of the appliances, apparatus, equipment, fixtures and fittings, utilities and services, electrical installations, heating or plumbing have been tested by the Agent and Prospective Purchasers must obtain verification and compliance with their Legal Advisor, Surveyor or Contractor.

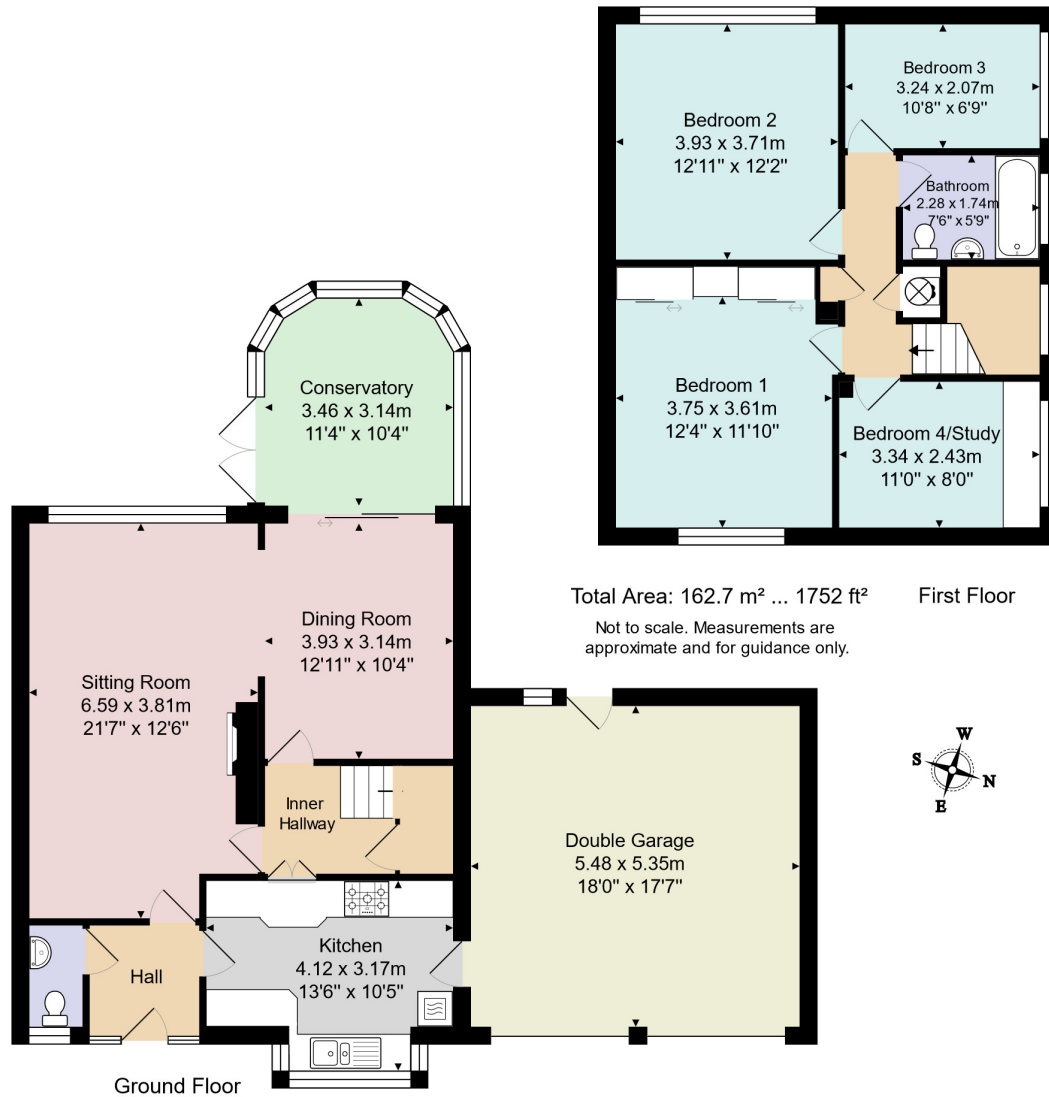
John Wood & Co recommend that all prospective purchasers obtain a structural survey, when purchasing a property.

Opening Hours

Monday to Friday 9am - 5:30pm and Saturday 9am - 3pm. Hours may vary over Bank Holiday periods.

Redress Scheme provided by The Property Ombudsman: 08218195

Client Money Protection provided by Propertymark: C0124251



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	76	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	